



47 Acacia Crescent, Angmering, Littlehampton, BN16 4QA

Asking price £600,000





# 47 Acacia Crescent

Angmering, Littlehampton, BN16 4QA

- Remainder of the NHBC Certificate
- Landscaped rear garden
- Private development
- Window shutters
- MUST VIEW
- Master bedroom with ensuite & walk in wardrobe for added luxury
- Water Softner
- Covered glass area in the garden
- Four Double Bedrooms
- Sole agents

A superb four-bedroom, three-storey Cala home set within the highly desirable private estate of Cresswell Park.

The property offers a welcoming entrance hall with two generous storage cupboards and a ground floor cloakroom, leading through to a bright bay-fronted lounge. The heart of the home is an impressive L-shaped kitchen and dining space, finished with integrated appliances and stone worktops, opening into a versatile sitting room with French doors that lead directly onto the landscaped rear garden.

Upstairs, the first floor features a luxury principal suite with walk-in dressing room, additional fitted wardrobe and a beautifully appointed en-suite. A further double bedroom with fitted wardrobes and a modern family bathroom complete this level. The top floor provides two additional double bedrooms and a stylish shower room.

The rear garden has been thoughtfully landscaped by the current owners, creating a perfect balance of style and practicality. A composite deck with contemporary glass-covered area offers a wonderful spot for entertaining, complemented by a lawn, patio, mature borders, and a selection of fruit trees. To the front, there is off-road parking and a generous garage with personal access to the garden.

Further features include gas central heating and double glazing.

Cresswell Park sits within easy reach of Angmering village centre, with its shops and medical facilities just 0.75 miles away. Angmering mainline railway station is less than 2 miles from the property, providing regular services to London Victoria via Gatwick.





Entrance hall	16'8 x 3'6 (5.08m x 1.07m)
Ground floor w/c	
Bay fronted lounge	17'4 x 10'4 (5.28m x 3.15m)
L shaped kitchen/diner	
18'2 narrowing to 10'3 x 18'9 narrowing to 9'7 (5.54m narrowing to 3.12m x 5.72m narrowing to 2.92)	
Stairs to first floor landing	
Bedroom one	11'9 x 10'9 (3.58m x 3.28m)
Walk in wardrobe/dressing room	8'7 x 6'5 (2.62m x 1.96m)
Luxury en-suite shower room	8'4 x 5'2 (2.54m x 1.57m)
Bedroom two with fitted wardrobes	10'7 x 10'4 (3.23m x 3.15m)
Modern fitted family bathroom	6'5 x 5'3 (1.96m x 1.60m)
Stairs to second floor landing	
Bedroom three with fitted wardrobes	13'10 x 12'4 (4.22m x 3.76m)
Bedroom four	10'1 x 10'0 (3.07m x 3.05m)
Family shower room	10'0 x 6'8 (3.05m x 2.03m)
Feature landscaped rear garden	
Off road parking	
Garage	19'3 x 9'8 (5.87m x 2.95m)







Floor Plans



Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

